

TOWN OF BROOKFIELD ZONING REGULATIONS

Statement of Purposes – § 242-101A-G

ARTICLE 1.

Purposes

§242-101. Statement of Purposes *[amended 4/3/76]*

The Zoning Commission of the Town of Brookfield, Connecticut, hereby adopts this chapter in furtherance of the Town's adopted Comprehensive Plan of Development and in accordance with the purposes, authority and requirements of Chapter 124 of the General Statutes of the State of Connecticut, as amended, more particularly described as follows:

- A.** To guide the future growth and development of the Town in accordance with a comprehensive plan designed to represent and promote the most beneficial and convenient relationships among the residential, commercial, industrial and public areas within the Town, considering the suitability of each area for such uses as indicated by existing conditions; trends in development and changing modes of living; and having due regard for the use of land, building development and economic activity, both within and adjacent to the Town.
- B.** To provide adequate light and air; to secure safety from fire, panic, flood and other dangers; to prevent the overcrowding of land; and to avoid undue concentration of population.
- C.** To protect and conserve the character, the environment and the social and economic stability of all parts of the Town, and to encourage the orderly and beneficial development of the Town.
- D.** To protect and conserve the value of land and buildings throughout the Town, appropriate to the various zones established by this chapter.
- E.** To bring about the gradual conformity of the uses of land and buildings throughout the Town to the adopted Plan of Conservation and Development, and to minimize conflicts among the uses of land and buildings.
- F.** To promote the most beneficial relationship of streets and traffic circulation throughout the Town and the arrangement of land uses, having particular regard for the avoidance of congestion in the streets and the promotion of safe and convenient vehicular and pedestrian access appropriate to the various uses throughout the Town.
- G.** To provide a guide for public policy and action in the efficient provision of public facilities and services, and for private enterprise in building development, investment and other economic activity relating to uses of land and buildings throughout the Town.

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- H.** To assure that development takes place in an amount commensurate with the availability and present and future capacity of public facilities and services, thereby facilitating adequate provision for transportation, water, schools, parks, recreation, open space and other public requirements.
- I.** To prevent the pollution of watercourses and wetlands, safeguard the water table, avoid hazardous conditions and excessive damage resulting from storm water runoff and flooding, encourage the appropriate use and sound management of natural resources sound management of natural resources and protection of local plants and animal habitats throughout the town, and conserve the Town's natural beauty and topography in such a way as to preserve the integrity, stability and value of land and buildings. *[amended eff. 6/5/02].*